

Minutes of the Redding Planning Commission are transcribed in *summary format*. If you are interested in receiving detailed transcripts of the minutes, tape recordings are retained for a period of two years. For further information, contact the Planning Division of the Development Services Department at (530) 225-4020.

REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, November 27, 2007
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Michele Goedert called the meeting to order at 4 p.m., with Commissioners Emmett Burroughs, Jim Chapin, Randy Memeo, Bert Meyer, Randall Smith, and Chris Young present. Also present were Development Services Director Jim Hamilton, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Land Development Manager Marty Wayne, Senior Planner Kent Manuel, and Executive Assistant II Anita Felion.

PARCEL MAP APPLICATION PM-5-07 AND PLANNED DEVELOPMENT PLAN APPLICATION PD-4-07 (STILLWATER BUSINESS PARK), by the City of Redding, requesting approval to divide 667 acres into 16 developable parcels, 6 open-space parcels, and 2 Redding Electric Utility substation parcels. The property is generally located east of Stillwater Creek, south of the easterly extension of Rancho Road and north of Fig Tree Lane, and is zoned "GI" General Industrial and "OS" Open Space Districts with "PD" Planned Development Overlay District. *Environmental Determination: Within the scope of the project defined in Final Environmental Impact Report EIR-1-00, certified by the Redding City Council on April 18, 2006, by Resolution 2006-58. Staff Recommendation: Approval.*

Planning Manager Douglas DeMallie summarized the staff report. He noted that at its meeting of August 14, 2007, the Planning Commission approved the project in concept. He said the Commission directed staff to forward the project to the Shasta County Airports Land Use Commission (ALUC) for a determination of consistency with the Redding Municipal Airport Comprehensive Land Use Plan (CLUP). Mr. DeMallie continued that ALUC deferred the consistency hearing to the Airports Land Use Board of Administrative Review (ALUBAR). He stated that on October 30, 2007, the Planned Development Plan was considered by ALUBAR, and it was determined that the Plan and, specifically, the proposed height standards, were consistent with the Redding Municipal Airport CLUP. Mr. DeMallie discussed the height standards and the Visual Impact Zone (VIZ) proposed for the Stillwater Business Park (Park). He said staff recommended that the Planning Commission find that the project was within the scope of the project defined in Final Environmental Impact Report EIR-1-00, certified by the Redding City Council on April 18, 2006, and approve Parcel Map Application PM-5-07 and Planned Development Plan Application PD-4-07 subject to the conditions of approval, which he reviewed.

Commissioner Bert Meyer inquired about the adjacent property owners' concerns and if there were any pending lawsuits regarding the Park.

City Attorney Rick Duvernay advised that the City and abutting property owners, Bill Mitchell and family, negotiated a settlement for an electric-line and right-of-way easement. He indicated that a lawsuit initially had been filed by the Mitchells, challenging the Environmental Impact Report, but the lawsuit had since been dismissed and a negotiated settlement entered into for acquisition of easements needed by the City. Mr. Duvernay confirmed that there were no pending lawsuits regarding the Park. He further explained that the City had been in negotiations with several property owners concerning right-of-ways and easements for the Park. He added that the City hoped to have all but one or two acquisitions for right-of-way for the Park settled by the City Council meeting of December 4, 2007. Mr. Duvernay clarified that the Federal Aviation Administration had also signed off on the project.

Commissioner Randall Smith mentioned the eradication program for the invasive plant, *Arrundo donax*, that was undertaken in the area by a consortium of volunteers. He asked if the City was aware of how much money the City had saved by the volunteer effort.

Development Services Director Jim Hamilton did not know the amount saved but acknowledged that it would have been a significant amount.

Commissioner Randy Memeo inquired about the phasing of the road improvements. Mr. DeMallie explained the conditions, including Conditions 10, 11 through 21, 22, and 23 through 32, that addressed phasing for each threshold reached for the intersections and roads, including the backbone road. Mr. Memeo mentioned Condition 73, which addressed planned residential uses. Mr. DeMallie acknowledged that other than a caretaker's residence, there were no planned residential uses.

The height standards were discussed by Mr. Memeo, who wondered why building higher than 80 feet was only available to industrial users and not someone who wanted to construct an office building.

Senior Planner Kent Manuel advised that the General Plan Update Committee voted to specifically limit office buildings to the 80-foot height in the Park. The Chairman opened the public hearing at 4:25 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:26 p.m.

Motion: Commissioner Jim Chapin moved that the Planning Commission find that the project is within the scope of the project defined in Final Environmental Impact Report EIR-1-00, certified by the Redding City Council on April 18, 2006, and approve Parcel Map PM-5-07 and Planned Development Plan PD-4-07 subject to the conditions of approval, including the revision of Condition 73.

Second: Commissioner Randall Smith.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: None.

A roll call vote (all ayes) was also taken for PM-5-07 and PD-4-07.

***TENTATIVE SUBDIVISION MAP APPLICATION S-14-07**, by East Oak Estates Partners, requesting approval to subdivide 8 existing 4-plex apartment buildings into 32 separate townhouse units in the East Oak Estates Subdivision located along Heavenly Oak Lane, Mighty Oak Lane, and Lofty Oak Drive in south Redding in an "RM-9-PD" Residential Multiple Family District with Planned Development Overlay District. A minor amendment to the approved development plan for the East Oak Estates Subdivision is also necessary to support the project. Environmental Determination: Determine consistency with the original environmental Mitigated Negative Declaration adopted for the East Oak Estates Subdivision. Staff Recommendation: Continuation.*

Planning Manager Douglas DeMallie summarized the staff report. He noted that the applicant had requested an indefinite continuation of the item.

Mr. DeMallie explained that East Oak Estates Subdivision was first approved by the Planning Commission in May 2003 and included 76 lots to accommodate 152 residential units, a child daycare facility, and a public-park site. He said single-family homes were designated for 48 lots, with the other 26 lots approved for four-unit apartment buildings. He continued that Loren Covington, now with East Oak Estates Partners, was the original applicant and subdivider for all of East Oak Estates; however, after the original project was approved, other parties became directly involved in the construction and ownership of the project. Mr. DeMallie indicated that to date, most of the single-family lots had been developed, along with eight of the apartment lots (those proposed for the for-sale unit conversion). Mr. DeMallie advised that the single-family units were constructed independently from the apartment lots. He observed that recently, the apartment-lot ownership split, and while East Oak Estates Partners constructed the first eight fourplex buildings, the remaining 18 undeveloped apartment lots were not controlled by Eckelman and Scarbrough, who intended to sell or develop the remaining lots independently and had politely declined to join in the current subdivision concept.

Mr. DeMallie advised that the initially proposed map would create 32 separate on-ground parcels, each holding a "townhouse" with common lot lines in the walls between the units. He stated that

Building Code requirements related to having improved firewall separation between individual townhouse units had caused the applicant to reexamine the best approach to subdivide and request that the application be changed from a "townhouse" project to an "air space" condominium in order to conform to the Building Code without need of costly unit retrofits. Mr. DeMallie noted that the Building Code treated condominium air-space units the same as apartment units; townhouse units were treated as independent units adjoining a common property line. He observed that staff was supportive, overall, of the subdivision concept and had been working with East Oak Estates Partners to resolve technical issues.

Mr. DeMallie pointed out that the project was noticed for public hearing with the intent of requiring Building Code compliance as a condition of approval, but since the Building Code requirements were considerably different between the townhome and condominium options, the applicant wanted to reevaluate both options. He added that since the subject apartment buildings were complete and occupied, a condominium conversion was necessary, triggering specific application requirements under the State Subdivision Map Act and the City's Subdivision Ordinance. He said staff recommended that the Planning Commission continue Tentative Subdivision Map Application S-14-07, East Oak Estates Subdivision, and Planned Development Plan Application PD-2-02 to a future date.

Commissioner Chris Young stated that when the item returns to the Planning Commission, he would be requesting an explanation as to why the difference in terminology triggered the thickness of firewall and why an apartment dweller did not have the same protection from fire as a condominium dweller. The Chairman opened the public hearing at 4:32 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:33 p.m.

Motion: Commissioner Chris Young moved that the Planning Commission continue indefinitely Tentative Subdivision Map Application S-14-07, East Oak Estates Subdivision, and Planned Development Plan Application PD-2-02.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: None.

RECOMMENDATION TO THE CITY COUNCIL - REZONING APPLICATION RZ-7-07, by the City of Redding, proposing amendments to the text of the Redding Municipal Code (RMC). The amendments include several technical corrections to Title 18, Zoning Ordinance, to clarify certain provisions related to parking, signs, building setbacks, and similar items. The amendments are intended to also correct typographical and similar errors. Environmental Determination: Addendum to the adopted Negative Declaration. Staff Recommendation: Recommend to the City Council adoption of the Addendum to the Negative Declaration and adoption of the proposed amendments.

Senior Planner Kent Manuel summarized the staff report. He noted that the proposed amendments clarified the intent of certain provisions, provided additional clarification and flexibility where warranted, and cleaned up inconsistencies and typographical and cross-referencing errors that had been identified.

Mr. Manuel utilized a PowerPoint to present the item. He discussed reducing the required corner side-yard setback from 15 to 10 feet for lots created prior to adoption of the current Code, reducing the corner side-yard setback for fences over three feet in height from 15 to 10 feet, modification for reduced landscaped parking-lot setbacks along certain sections of State highways, and the allowing of comprehensive sign plans to be approved by "administrative sign permit," rather than the more time-consuming and expensive "site development permit" process. Mr. Manuel also discussed proposed amendments regarding accessory structures, the "MR" Mineral Resources Overlay District, and Tree Management definitions. He said staff recommended that the Planning Commission recommend to the City Council adoption of the Addendum to the Mitigated Negative Declaration and approval of Rezoning Application RZ-7-07. The Chairman opened the public hearing at

4:40 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:41 p.m.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission recommend to the City Council adoption of the Addendum to the Mitigated Negative Declaration and approval of Rezoning Application RZ-7-07.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: None.

RECOMMENDATION TO THE CITY COUNCIL - GENERAL PLAN AMENDMENT APPLICATION GPA-2-07, by the City of Redding, proposing amendments to the text of the Redding General Plan. The amendments have been recommended by a citizen committee established by the City Council to review several policy areas that affect growth and development in the community. These include:

Appropriate locations for high-rise and mid-rise buildings.

Amendment of policies affecting the locations of future regional commercial areas in the City. Environmental Determination: Addendum to the adopted General Plan Environmental Impact Report (EIR). Staff Recommendation: Recommend to the City Council adoption of the Addendum to the EIR and adoption of the proposed amendments.

Commissioner Bert Meyer announced that his company owned property in the areas to be discussed by Mr. Manuel. City Attorney Rick Duvernay advised that Mr. Meyer should recuse himself from the item in order to avoid a conflict of interest. Mr. Meyer stepped down from the dais.

Senior Planner Kent Manuel summarized the staff report. He recalled that at its meeting of November 13, 2007, the Planning Commission reviewed and accepted the General Plan Update Committee's (Committee) Report to the City. He noted that the report included a number of recommendations for amendment of the text of the General Plan's Community Development and Design Element. Mr. Manuel stated that the recommendations affected policies on community form/building heights, as well as regional commercial land use designations.

Mr. Manuel discussed building heights, noting that the Committee encouraged high-rise building only in the Downtown core, thereby eliminating the existing 8-story height limit for these buildings. He added that mid-rise buildings (generally up to 6 stories) around the Downtown core were recommended, maintaining the current prohibition for mid- or high-rise buildings along the Sacramento River bluff, and adopting design criteria and establishing an architectural review committee for mid-rise and high-rise buildings. Mr. Manuel provided simulations of mid- and high-rise buildings (up to 150 feet tall) in and around Redding through use of a PowerPoint presentation.

Commissioner Chris Young inquired about the reference to establishing an architectural review committee. Mr. Manuel advised that the issue would probably be brought up in 2008, with the Planning Commission involved in the process.

Regional commercial land supply was discussed by Mr. Manuel. He said the Committee concluded that there was currently insufficient vacant land for regional-commercial uses, given infrastructure limitations in the Oasis Road area. He commented that the Committee believed the City should be prepared to accommodate retailers at other sites in the community until the Oasis Road interchange was reconstructed.

In concluding, Mr. Manuel said the Committee had proposed policy recommendations that it believed would serve the community well in the coming years. He observed that the policy revisions would allow more flexibility to respond to requests for taller buildings not only in the Downtown area, but also along the Hilltop Drive and North Market Street corridors. He added that the policies

recognized that, given various economic and other considerations, it was important for the City to be prepared to respond to retail market conditions, while not abandoning the commitment made to the Oasis Road area as a future commercial and residential district. Mr. Manuel said staff recommended that the Planning Commission recommend to the City Council adoption of the Addendum to the General Plan Environmental Impact Report and approval of General Plan Amendment Application GPA-2-07. The Chairman opened the public hearing at 4:53 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:54 p.m.

Commissioner Randall Smith referenced Policy CDD13A regarding Regional Commercial lands and asked if anyone could ask for a General Plan amendment for locations other than the three sites mentioned in the staff report. Mr. Manuel responded that the three sites would be considered first, since the Committee reviewed 15 different sites and made the recommendation for the three. He added that if someone was to come in with a request for a different site, staff would advise the Commissioners that the Committee had recommended the other sites. Mr. Manuel clarified that the existing language in the General Plan directed that all retail uses go to Hilltop and Dana Drives or the Oasis Road area. He observed that this amendment was a way to recognize the market forces currently in play for the next five years.

Commissioner Randy Memeo wanted to ensure that a vote in favor of the amendment application would not preclude other sites from being considered for Regional Commercial designation. Regarding Community Form, Mr. Memeo also felt the Committee's recommendation was short-sighted, because much more was involved in the development of property than just community form, such as infrastructure or the current market.

Chairman Michele Goedert interjected that the task assigned by the City Council to the Committee was to look at tall buildings and community form. The Chairman opened the public hearing at 5:05 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 5:06 p.m.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission recommend to the City Council adoption of the Addendum to the General Plan Environmental Impact Report and approval of General Plan Amendment Application GPA-2-07.

Second: Commissioner Randall Smith.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: Commissioner Meyer.

Absent: None.

Commissioner Bert Meyer returned to the dais.

COMMISSION CONSIDERATION

Discussion of the "Diestelhorst Neighborhood" meeting regarding potential amendments to General Plan and zoning designations in the vicinity of California and Trinity Streets. Referred to the Commission at the direction of the City Council.

Senior Planner Kent Manuel summarized the staff report. He recalled that the Planning Commission had reviewed existing land uses in the Trinity/California Streets area, north of Miller Auto Center, to ascertain whether the existing General Plan and zoning designations for the properties were appropriate. He noted that much of the Trinity Street frontage was occupied by legal nonconforming commercial uses but was classified as "Residential, 20 to 30 units per acre" on the General Plan Diagram. Mr. Manuel added that California Street, north of Trinity Street, was predominantly single-family and contained some of the most unique architecture remaining in Redding. He advised that those properties were also classified for high-density residential uses. Mr. Manuel continued that the Commission ultimately recommended to the City Council (Council) that the commercial uses be recognized and the properties be reclassified to "General Commercial" and that the California Street frontage be reclassified to "Residential, 3.5 to 6 units per acre" on the General Plan Diagram. He remarked that the latter was recommended as a sort of "stop-gap" measure to maintain

the character of California Street, since the existing "RM-20" zoning allowed a range of uses that could permanently alter the character of the neighborhood.

Mr. Manuel observed that in considering the recommendation of the Commission, as well as significant public testimony from neighborhood property owners opposed to the amendments, the Council declined to amend the General Plan at that time, instead directing staff to meet with a broader segment of the neighborhood and to refer the matter back to the Commission for reconsideration once that process was complete. He said staff invited the entire neighborhood to meet and discuss the existing land uses in the neighborhood, as well as the existing General Plan and zoning designations of the neighborhood and their implications for future development. Mr. Manuel noted that the meeting on October 23, 2007, was attended by eight residents, including Mari Marien, who represented other residents and was a spokesperson for the neighborhood. He pointed out that all in attendance were adamant that the existing General Plan and zoning classification for the neighborhood not be changed. He stated that the residents felt the current "RM" District afforded flexibility in responding to pressures in this transitional neighborhood, the potential for high-density residential uses coming into the neighborhood was low, given the land assembly required and economics associated with it, and the low-intensity commercial uses currently permitted on Trinity Street did not negatively impact the neighborhood. Mr. Manuel stated that the residents asked if the City could adopt design standards for the neighborhood to ensure that when changes came, new development would be consistent with the character of the neighborhood. He said staff recommended (in deference to the neighborhood) that the General Plan not be amended and that the Commission recommend that the City Council initiate an effort that would assist in preserving the character of Redding's remaining unique buildings and neighborhoods.

Commissioner Bert Meyer asked about the issue with Terry Miller and the African Zionist Methodist Episcopalian Church. Mr. Manuel explained that there was a grant issued from the State to purchase the church, but the negotiations between the two parties were not successful, and the grant expired. He said Mr. Miller continued to operate legal nonconforming uses on his property along Trinity Street and would continue to do so indefinitely. The Chairman opened the public hearing at 5:14 p.m.

In response to questioning from the Commissioners, Mr. Manuel stated that owners of the properties in the neighborhood had been invited to the neighborhood meeting and were advised of the long-term impacts. He added that they opted for flexibility and managed transition.

Mari Marien, representative for the Diestelhorst community, explained that the residents had looked at the situation collectively as a neighborhood and desired to leave the designations as they were. She said the residents did not want the area to be "piecemealed" out. Determining that no one else wished to comment, the Chairman closed the public hearing at 5:18 p.m.

Mr. Meyer asked if the City had a policy that designated historic buildings.

Development Services Director Jim Hamilton replied that the City did not have a local ordinance but that there were laws to designate a building as historic through the State process. He stated that the City had a list of historic buildings in Redding but that it needed to be updated. Mr. Meyer recommended that staff pursue establishment of a City ordinance for designating historic buildings in Redding.

Motion: Commissioner Chris Young moved that the Planning Commission recommend that the City Council maintain the current General Plan and zoning classifications of the Diestelhorst Neighborhood.

Second: Commissioner Randall Smith.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: None.

Consideration and approval of remedial landscape plan for the Buenaventura Boulevard frontage of the Holiday Retirement Residence project at 1350 Buenaventura Boulevard.

Planning Manager Douglas DeMallie summarized the staff report. He noted that at its meeting of December 19, 2006, the City Council granted approval to Holiday Retirement Residence to develop a three-story, 118-suite senior residential facility. He said the Planned Development Plan included a landscape plan, which illustrated approximately 60 percent of the site to be either landscaped or left in a natural condition. Mr. DeMallie observed that the plan incorporated large native vegetation-preservation areas to create a natural setting and provide a buffer to adjacent single-family development and abutting streets.

Mr. DeMallie indicated that during grading of the site, approximately 22,600 square feet of the natural area along Buenaventura Boulevard was inadvertently cleared, and approximately 20 to 25 existing trees were removed. He said the applicant acknowledged that the original landscape concept presented to the Commission included preservation of existing mature trees to offset the scale of the project grading and the height of the building. Mr. DeMallie remarked that after discussion with the applicant, staff believed that the applicant intended to follow the plan as designed, but poor on-site management caused more clearing than what was intended to occur. He noted that staff did authorize a small amount of additional clearing in the subject area after thick underbrush had been cleared, revealing the poor condition of several trees. He discussed the type, size, and number of trees to be planted in this area.

Mr. DeMallie stated that staff felt the revised landscape plan would successfully mitigate the impact of the disturbance with the proposed combination of trees, shrubs, and ground cover; in fact, staff believed the end product would be much better from an aesthetic standpoint than previously envisioned and would provide a much more varied and colorful landscape and more effective screening of the retaining walls toward the top of the slope. He said staff recommended that the Planning Commission approve the revised landscape plan as proposed.

In response to questioning from Commissioner Bert Meyer, Mr. DeMallie explained that the Tree Management Plan allowed remediation planting when trees were removed without permission. He said fines were also allowed and mentioned a similar situation on College View Drive when oak trees were removed. He pointed out that in that case, the developer had inquired about removal and was told not to remove the trees but did so anyway.

Commissioner Randall Smith recalled other similar instances in recent years in this area. He requested that the City make an effort to inform the neighborhood that measures were being taken to rectify the problem. He suggested putting flyers in the neighborhood grocery store to assure the residents that the problem was being addressed.

Development Services Director Jim Hamilton understood the residents' concerns and said staff would work with the applicant to disseminate the information. The Chairman opened public comment at 5:39 p.m.

Chris Freshley, landscape architect, noted that in addition to trees and shrubs, there would be a sizable network of ground cover planted. He advised that in the interim, an extensive mulch layer would be installed, which would help to mitigate runoff, and a network of waddles would be used as well. He also mentioned that tubing for irrigation would also be utilized. Mr. Freshley mentioned that the area would be monitored for erosion and adjustments made, if necessary.

Commissioner Jim Chapin observed that the plants chosen were going to need continuous irrigation and fertilizing. He asked if an agreement had been reached regarding maintenance. Mr. Freshley stated that those conditions were normally written into the contract, and the contract would not be written until the applicant received approval of the project. He continued that the applicant had hundreds of projects similar to this one throughout the country and that the landscape was always maintained by the applicant.

Chairman Michele Goedert noted that landscape maintenance was also a condition of approval.

Lynne Wonacott, applicant's representative, Sharrah Dunlap Sawyer Inc., responded to questioning from Commissioner Emmett Burroughs regarding runoff and the storm drain. She explained that the closest drain inlet was at the driveway and that there were also drain inlets spaced appropriately along the Buenaventura Boulevard frontage as required by the City, so that the runoff would not drain to the street. Determining that no one else wished to speak, the Chairman closed public comment at 5:44 p.m.

Motion: Commissioner Randy Memeo moved that the Planning Commission approve the revised landscape as proposed for Planned Development Plan PD-12-05, Holiday Retirement Planned Development.

Second: Commissioner Chris Young.

Ayes: Commissioners Burroughs, Chapin, Goedert, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: None.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Bert Meyer addressed the Stillwater Business Park (Park), noting that he felt a lot of risk was associated with the project. He mentioned that the City would be spending approximately \$75 million for a project for a questionable amount of jobs, but also needed to find \$30 million for a new police station. Mr. Meyer continued that he had voted in favor of the Park because it met all the standards of what the City was asked to do. He noted that Pulte Homes withdrew its plans for Sun City after analyzing its project. He believed it was never too late to withdraw a plan and suggested that the City reconsider the project again before commencing with development in 2008. Mr. Meyer observed that there were business parks in the Elk Grove area that were built by developers and asked why the City of Redding would develop a project that costs so much money.

Commissioner Randy Memeo agreed with Mr. Meyer. He, too, had serious concerns about the Park.

Commissioner Emmett Burroughs discussed the Christmas display at the Downtown Mall. He congratulated those involved for coming to a resolution that worked for everyone. Mr. Burroughs suggested that the Commissioners ask the City Council to contribute to the project. He felt the display could grow into something really positive for Redding, including increased business use and sales tax.

Commissioner Randall Smith remarked that he had received several phone calls about the permit issued for the go-kart track in the former Dicker's building.

Development Services Director Jim Hamilton advised that the project was approved with a site development permit. He said notices were sent to surrounding property owners, and there were no appeals.

Planning Manager Douglas DeMallie added that business groups were also notified and that no negative comments were received.

Mr. Smith mentioned the death of Sherry Mann, a bicyclist who was killed when she was hit by a vehicle on Eureka Way. He said several bicyclists had commented on how dangerous bike riding was around Redding. He asked what could be done to make bike riding safer in Redding.

DIRECTOR'S REPORT

Development Services Director Jim Hamilton advised that he would be sending the Commissioners an outline of the department's work program for the coming year. He mentioned that staff was currently working on the Subdivision Ordinance and Water Quality Ordinance revisions. He added that a variety of items, such as historic preservation, were being considered in the work program. Mr. Hamilton asked the Commissioners to consider what particular concepts, based on their experience, they believed would fit into those items.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Michele Goedert adjourned the meeting at 6 p.m.

Jim Hamilton, AICP
Acting Secretary

Michele Goedert
Chairman